

R-RANCH AT THE LAKE
BOARD OF DIRECTORS MEETING
JULY 16,2005

MEETING CALLED TO ORDER AT 12:03

ROLL CALL. :

KEN MCARDLE PRESIDENT
KATHY DOULABI 1ST VICE PRESIDENT
ALYCE CARDINALE 2ND VICE PRESIDENT
STEVE PIETROBONO TREASURER
STEVE LOVE SECRETARY

PLEDGE OF ALLEGIANCE LED BY KEN MCCARDLE

MINUTES OF PRIOR BOARD MEETING READ, CORRECTION SHOULD READ ALBERT
SANCHEZ NOT GEORGE. APPROVED AND ACCEPTED.

TREASURER REPORT: STEVE PIETROBONO

TOTAL OPERATION ACCOUNT:	\$202,418.52
TOTAL RESERVES:	\$181,785.02
TOTAL OPERATION \$ RESERVES:	\$384,203.54

RANCH MANAGER REPORT: PAUL ADAMS

STABLES

WIDENED TRAILS

MOWING PASTURES

SCHEDULED NEW OPERATING HOURS FOR STABLES OPEN EARLIER

HAD TO POSPONE ROAD REPAIR. ROADS SEALED THEN HAILED NEED TO BE REDONE.

SEPTEMBER THE CONTRACTOR WILL COME BACK TO FIX ROADS.

15 NEW TABLES IN CAMPGROUND AREA

NEW BBQ'S

LOST WELL # 4 STARTING TO FAIL WILL BE REPLACED IN TWO WEEKS COST WILL BE
\$2500.00

BOAT STORAGE IS ON TRACK

HORSE TRAILERS HAVE BEEN NUMBERED

TACK LOCKERS

GOLF CART AREA WOKING ON CLEANING UP STILL A PROBLEM

OWNERS HAVE BEEN PROTESTING WRIST BANDS

CANDACE- OWNERS AND GUESTS BEEN TURNING OVER THE BANDS. SHOWING ALL
WHITE. PURPOSE OF BANDS IS TO IDENTIFY OWNERS AND GUESTS.

OWNER #101 EVERONE NEEDS TO BE ACCOUNTABLE AND FINED

KEN- MOTION WRIST BAND NOT WEARING \$25.00

OWNER # 1679 NEED FINE POSTED IN OFFICE

OWNER #400 WENEN DO THEY STOP PUTTING WRIST BANDS ON THE WEEK ENDS

CANDYCE- SUNDAY

OWNER # 101 HE MAY HAVE BEEN ONE AFTER 10 SHOULD KEEP PUTTING ON WRIST
BAND. SHOULD ALL BE ACCOUNTABLE

CANDACE - NOT PUT ON SUNDAY BECAUSE OF THE COST. ONLY HAVE 1 PERSON

OWNER #556 WHY HAVE WRIST BANDS ON WEEKENDS, WHY NOT ALL WEEK, ALSO HAVE
EMPLOYEES WEAR NAME TAGS

KEN -IT WAS CONSIDERED IN PAST

OWNER # 556 - IF THEY ARE ON THE RANCH SHOULD HAVE WRIST BANDS.

OWNER #664 - IT IS SECURITY ISSUE NEEDS BANDS. WANTS TO BE SECURE

OWNER # 1278 - STARTING TO UNDERSTAND WRIST BANAD IS THERE LARGER WAY FOR OWNER TO BRING WRIST BAND ISSUE THEM ONCE A YEAR

PAUL – THEY CHANGE COLORS SO THEY CANNOT BE DUPLICATED

1278 - VERY EASY TO CHANGE COLORS

1002 - EMPLOYEE ONE TIME SHOT FOR ID TAGS. GIVE 25.00 DEPOSITS ON TIME IF LOST. THEY LOOSE THE MONEY

KEN -THEY LOOKED INTO THAT ONCE BEFORE

PAUL - WILL LOOK INTO MATTER AGAIN

KEN - OTHER OPTION TO WEAR RED TEE SHIRTS

KEN - MOTION \$ 25.00 FINE FOR WRIST BAND WEARING OUTSIDE OUT POSTED IN OFFICE EFFECTIVE NEXT WEEKEND.SECONED KATHY DOULABI. ALL APPROVED..

PAUL - MARK USED TO EMPTY WASTE TANK NEW EMPLOYEE GEORGE WILL START IN EVENINGS TO EMPTY TANKS.

KEN - IS GEORGE READY

PAUL - NO WILL BE APPOX 2 WEEKS. WILL POST WHEN READY

OWNER #705 - THE OTHER GEORGE DID IT. WOULD LIKE TO CAUTION AGAINST HIGH PRICE.

STABLE REPORT

NO REPORT

COLLECTIONS: TERRY PLANK

7 SMALL CLAIMS ACTIONS

1ST RECEIVED JUDGEMENT

17 FLORCLOSURES 9 AT COURT HOUSE FOLD FOUR.

NEXT ONE IN AUGUST

COLLECTIONS FOR 2004 \$25,383.12

PAID \$60,825.41

COLLECTIONS 2005 \$123,938.38

OWNER # 101 - WOULD YOU FILE LEIN ON MY HOME IF I WERE ONE OF THE DELIQUENT OWNERS

TERRY: YES

OWNER # 101 – ON FUTURE FORECLOSURE SALES CAN YOU POST IN NEWSLETTER

KATHY DOULBI – NO. HAS TO BE PUBLISHED IN NEWSPAPER BY A PRIVATE TRUSTEE

OWNER # 101 – THE LARGE NUMBER OF RECEIABLES CAN WE WRITE OFF.

KATHY_ NO WE CANNOT JUST WRITE THEM OFF WITHOUT TRYING TO COLLECT.

TERRY - ASSESSMENTS 1994 COLLECTIONS GOING DOWN. PROBLEM CAME FROM LTD.

WE ARE WORKING ON THE PROBLEM.

OWNER #705 - NEED TO WRITE EVERYTHING OFF FROM 1999 BACK

EQUINE ADD HOC COMMITTEE

KEN - STARTED TO REPLACE FENCING. FOR HORSES. HAD BUDGET OF \$5000.00. WANTS TO HAVE RANCH ADVANCE FUND TO BUILD MORE FENCES FOR INJURED HORSES UP TO \$ 5000.00 INCREASE PAY BACK UP TO 20.00 MONTH WANTS BOARD TO CONSIDER IT.

PAUL - WANT \$5000.00 TO REPLACE ONE PEN APPOX \$2000.00 IN THERE FUND NOW. WANT TO BORROW APPOX \$3000.00 LAST CORRAL TO DO. WOULD BE 3 SIDES ONLY

KEN - DO YOU THINK WE CAN DO

PAUL - WOULD HAVE TO COME FROM RESERVES. THEY WOULD HAVE TO REPLACE

STEVE PIETROBONO - NEED TO HOLD OFF TILL NEXT YEAR FOR THE BUDGET

KEN - NEED TO DO NOW PRICES INCREASE NEXT YEAR NEED TO PURCHASE NOW

STEVE - DO WE KNOW WHAT INCREASE WOULD BE

KEN - NO

STEVE - WOULD LIKE TO WAIT

OWNER # 936 - ARE WE DISCUSSING OWNER OR RANCH HORSES

KEN - OWNER HOURS

OWNER # 705 - WOULD IT BE 420.00 PER HOUR

KEN - YES

OWNER #705 - HE AGREES WITH STEVE DOESN'T FEEL WE HAVE THE MONEY. IF IT HAS TO BE DONE NOW THEN THEY WOULD HAVE TO DO SPECIAL ASSESSMENT TO OWNER WITH HOURS

KEN - MOTION TO ADVANCE UP TO \$5000.00 TO BUY PANELS. NO MOTION NOT APPROVED.

KEN - WANTS TO INCREASE FROM \$10.00 TO \$20.00

KATHY - MOTION TO INCREASE FEE \$10.00

ALYCE - SECONDED. ALL APPROVED

SAFETY COMMITTEE: VICKI LOVE

TOT LOT NEEDS ROCKS REMOVED, SAND PUT IN BARRIER FIXED

HELMET LAW NOT ENFORCED

NEED PLACE TO RIDE INSTEAD OF THE ROADS WHERE CARS ARE

NEED PARENTS RESPONSIBLE FOR UNDER AGE DRINKING AND DRIVING

KEN - UNDERSTANDS PROBLEMS

VICKI - CAN WE SUSPEND FROM RANCH

KEN - WILL LOOK INTO AND CHECK

PAUL - HAS REMOVED GUESTS AND ASSOCIATES FOR THIS AND SENT LETTERS TO OWNERS

VICKI - STILL FEELS PARENTS SHOULD BE RESPONSIBLE, FINE PARENTS \$ 100.00 WANTS VOTED ON NOW.

PAUL - DOES NOT HAVE FINE FOR THIS NOW PRACTICE NOW ON RANCH IS THAT CHILD IS UNDER THE SUPERVISION OF PARENT.

OWNER# 599 - CONFISCATE KEEP VEHICLE AT OFFICE

OWNER # 274 - UNDERAGE DRINKING IS ILLEGAL SHOULD BE ENFORCED

OWNER# 705 - FEELS UNDERAGE DRINKING SHOULD BE ENFORCED ON THE RANCH. HAS OFFERED TO ADDRESS SAFETY ISSUES IN TOT LOT. SHE WILL GET RULES FOR TOT LOT AREA. CANDYCE TO FOLLOW UP

OWNER # 556 - HE DOES SECURITY ON HOLIDAY WEEKENDS AND WATCHES AS CLOSELY AS HE CAN

OWNER # 964- SHOULD BE NOT JUST BE SECURITY ALL OWNERS TO WATCH OUT FOR CHILDREN.

OWNER # 705 - DOES TWO \$100.00 FINES THREE TIMES YOU ARE OUT

KEN - INCLUDES ALCOHOL AND DRUGS

KEN - MOTION \$100.00 FINE ON PARENTS IF UNDERAGE CHILD CAUGHT DRINKING ON THE RANCH. AND EXPULSION FROM THE RANCH..

KATHY - SECOND ALL APPROVED MOTION PASSED

DOG COMMITTEE- NO REPORT

TEEN COMMITTEE- KATHY DOULABI

ONE DANCE LEFT

NEED VOLUNTEERS FOR LABOR DAY

BOAT COMMITTEE: ALBERT SANCHEZ

NO NEW UPDATE- FLYER SENT ON COVERED STORAGE

OWNER #664 - CAN THEY ENFORCE POOR BOAT APPEARANCE?

KEN - PAUL IS DOING EXCELLENT JOB OF ENFORCEMENT

ALYCE - CAN NEIGHBORS POLICE EACH OTHER

CAMPGROUND COMMITTEE- DAN MCCARTHY

HAVE 400 OWNERS WITH RV'S VERSUS 200 ELECTRICAL SITES. WE CAN HAVE 317 SITES

PAUL - DID SO THEY CAN BUILD MORE SITES

DAN - PUBLIC REPORT SAYS WE HAVE 317 SITES

KATHY - HOW MANY SITES DO WE HAVE

DAN - 214

PAUL - WILL LAY OUT CONES NEED COMMITTEE TO WALK

DAN - CAN PAUL WALK WITH THEM

PAUL - YES

DAN - WANTS ROAD ON HILL CUT, WANTS NON ELECT SITES REMOVED THAT WERE DONE LAST YEAR

ALYCE - HOW MANY ARE THERE

DAN - 5

KEN - AGREED TO HAVE REMOVED. WHERE DONE AS SOON AS WE PUT IN MORE SITES

DAN - WILL GIVE EST TO DO SITES.

KEN - WOULD IT BE OVER FIFTY PERCENT GRADE

PAUL - YES. ANYTHING OVER WOULD NEED CORE OF ENGINEERS BECAUSE OF ALL THE DIRT BEING MOVED. COUNTY TOLD THEM CORE OF ENGINEERS FISH AND GAME NEED INVOLVED. THEY WILL WALK AREA EVALUATE

DAN - WANTS TO EVALUATE OAK FLATS FOR CAMPSITES. THEY HAVE ESTABLISHED A RULES AND COMPLAINTS SUB COMMITTEE

KEN - SUB COMMITTEE REPORTS TO CAMPGROUND COMMITTEE NOT BOARD.

DAN - WANTS CIATATIONS BEING MAILED STOPPED WANTS GIVEN TO OWNER

PAUL - CITATIONS ARE MAILED BECAUSE OWNER HAS ALREADY LEFT. HE GETS REPORT REVIEWS BEFORE IT IS MAILED

OWNER # 556 - WE WOULD LIKE TO DO BUT YOU NEED THE MONEY TO DO IT.

BREAK FOR 15 MINUTES AJORN AT 2:15

REAJORN AT 2:30

OLD BUSINESS- NOTHING

NEW BUSINESS

KEN - PROPOSAL TO USE CBA COLLECTION AGENCY

STEVE P - WOULD WE BE CHARGED TO GET BACK SHARES

TERRY - NO

OWNER # 1002 - SHOULD GO AFTER 2003-2004 ASSESSMENTS

KEN - THAT IS WHAT HE IS DOING

TERRY - COST FOR SHARE \$1700,00 IF GO TO SMALL CLAIMS DO NOT GET THE SHARE WE TAKE SHARES BACK TO SAVE FEES ON FORECLOSURE.

KEN - WE NEED TO GET SHARES BACK TO RESALE

CANDYCE - HOW MANY SHARES ARE WE TALKING ABOUT

TERRY - 54. HE HAS DONE EVERYTHING NEED THE COLLECTION AGENCY AS ANOTHER WAY TO GET THE MONEY

OWNER # 1002 DO WE INCURE CHARGE IF OWNER SIGNS BACK SHARE

KATHY - WOULD NOT ACCEPT BACK. HE OWES THE MONEY

KEN - HAVE NEVER BEEN HARD NOSED WITH OWNERS WE HAVE NO PROBLEM WITH DEED BACK. WE WILL NEGOCIATE IF OLD DEBT THEY RIGHTFULLY OWE RANCH WE WANT TO MAKE THEM HONOR IT.

OWNER # 1002 CAN THIS BE ANNOUNCED TO THE OWNERSHIP

KEN - WILL BE POSTED ON WEB SITE IN MINUTES. WILL BE IN NEW COLLECTION POLICY? WE ARE NOT LOOKING FOR FORECLOSURE WE ARE LOOKING FOR THE MONEY.

KEN - MOTION TO PERSUE PROPOSAL. ALL ACCEPTED

CITATIONS AND FINES.

KEN - PEOPLE WANT FINES TO BE DOUBLED FOR EACH OFFENSE BY OWNER WITHIN THE FIRST 12 MONTHS.

STEVE P - IS IT 12 MONTHS THEN STARTS OVER

KEN - WITHIN 12 MONTHS OF THE PREVIOUS FINE

D. SANDERS - THE PEOPLE WHO DO NOT BREAK THE RULES NO PROBLEM. THE REPEAT OFFENDERS ARE THE ONES THIS IS AIMED AT.

ALYCE - PROPOSE NOT TO GET 12 MONTHS NEEDS TO DO NOW

KEN - FINE IS FOR THE SAME CITATION IF IT IS A DIFFERENT OFFENSE DOES NOT APPLY

STEVE P - 98 PERCENT GO BY THE RULES REMAINING ARE REOCCURRING.

KEN - RECOMMEND THAT ONE YEAR MAXIMUM BUT WILL GO WITH WHATEVER BOARD RECOMMENDS.

KATHY - PAUL DO THEY GET WARNING FIRST

PAUL - IF NEW OWNER WILL WARN IF OWNER FOR LONGTIME WILL TICKET

KEN - WE HAVE TOO MANY TIMES THE SAME OWNER IS VIOLATING. NEW OWNERS DO GET A WARNING. HE AGREES WITH PAUL THE WARNINGS ARE NOT WORKING.

KEN - MOTION ON ANYONE WHO HAS REPEAT OFFENCE WITHIN 12-MONTH FINE WILL BE DOUBLED.

KATHY - SECOND. ALL APPROVE

KEN - RECORD DATE FOR OWNERS MEETING OF WHO IS ELIGIBLE FOR ELECTION

WANTS DATE TO BE JULY 21. MAKES MOTION

ALYCE - SECOND ALL IN FAVOR

CORRESPONDENCE- NONE

OPEN FORUM

OWNER # 101 PROGRESS OF CAMPGROUND COMMITTEE IS WORKING HARD TOWARDS CAMPGROUND FEELS THEY SHOULD ALSO HELP THE CABINS.

OWNER # 1002 - DID WE FUND THE RESERVE?

CANDYCE - YES \$ 9000.00

OWNER # 1002 - HOW ARE WE GONG TO FUND REST OF YEAR ARE WE GOING TO USE 2006 ASSESSMENTS TO FIX 2005

KEN - NO

STEVE P - HAVE NO HAD MEETING YET TO FIGURE OUT

KEN - TERRY IS WORKING ON COLLECTING THE MONEY

OWNER # 1002 - WHAT ARE WE GOING TO DO DIFFERENT THIS YEAAAR TO GET THRU THE YEAR.

KEN - LAST COUPLE OF YEARS HAVE INCREASED ASSESSMENTS TO KEEP UP WITH COSTS AGREES ASSESSMENTS NEED INCREASED HAVE TO TRY AND BUDJET AS LITTLE AS NECESSARY.

OWNER # 1002 - HAS NOT SEEN IPROVEMENT FROM LAST YEAR STILL DOES NOT SEE HOW WE WILL END THE YEAR. WHAT WILL YOU DO FOR NEXT YEAR? NEED TO ACCESS AND COME UP WITH A PLAN.

MIKE MOONEY - HAD A LETTER THE BOARD REFUSED TO PUT INTO THE NEWSLETTER WANTS PERMISSION TO READ LETTER

KEN - YES

MIKE MOONEY - READ LETTER. IF HE GETS OWNERSHIP APPROVAL FOR STORAGE WOULD BOARD APPROVE

KEN - THEY WOULD TAKE UNDER ADVISEMENT, HIS LETTER DID NOT GO OUT BECAUSE YOU CANNOT CHARGE AND OWNER A FEE

OWNER # 1002 - HE WAS ON OF THE FIRST OWNERS WITH JEFF DENNIS. CANNNOT MAKE A PROFIT INTEREST INCOME. STORE SNACK BAR. HE IS SURE THERE IS A WAY TO IMPROVE THE FUTURE OF THE CAMPGROUND. NEED TO LOOK AT REVENUE STREAMS

OWNER # 518 - COLLECTING FOR STORAGE, WHY CAN'T YOU DO A SPECIAL ASSESSMENT?

KEN - CAN DO BUT HAS TO BE ALL OWNERSHIP. NOT JUST TRAILER OWNERS.
OWNER # 1002 - FEELS BUDGET AS OWNER GET TOGETHER ALD DECIDE HOW MUCH TO CHARGE OWNERS TO GET THRU YEAR, THAN HAVE THE SAME THING NEXT YEAR
OWNER # 112 - WANTS DIFFERENT COLORED BADGE FOR OVER 21.
PAUL - AFTER 12:00 UNDER 18 HAS TO LEAVE ANYONE LEFT IS COARDED
OWNER #112 - CAN WE GET INTERNET SERVICE?
CANDYCE - COST IS TOO MUCH
OWNER # 936 - CLAIRFY FENCE FOR HORSES
KEN - TWO SEPARATE PROPOSALS. WOULD NOT ADVANCE MONEY TO BUILD FENCE
OWNER # 936 - DID BOAT OWNERS PAY FOR STORAGE?
KEN - YES
OWNER #936 - CAN WE NOT ASK BOARD FOR TRAILER HOLDING AREA IF OWNERS DONATE MONEY CAN THEY NOT DO THAT?
KEN - GETTING IN AREA THAT HAS NOT BEEN ESTABLISHED YET
OWNER # 936 - DOESN'T FEEL WHY THEY CANNOT GET STORAGE, PERMIT COST IS \$ 3500.00. WANTS PERMISSION TO GET ONE. NEED VARIENCE FOR AREA
KEN - COUNTY SAID NO.
OWNER #936 - HE WILL GET HOLDING AREA CAN DO HOLDING AREA PER CITY.
PAUL - CONTRACTORS CAME IN ADVERTISED AS SNACK BAR USE PERMIT
OWNER # 936 - CAN HE GET PERMISSION GET HOLDING AREA?
KEN - CAN BE NO COST TO RANCH OWNERES TO FUND.
KEN - MOTION TO ALLOW CAMPGROUND COMMITTEE TO GET PERMIT FOR TRAILER HOLDING, OWNERS TO FUND SOLEY NOT THE RANCH. KEN TO WRITE LETTER GIVING PERMISSION. WILL NEED ALL OWNERS TO APPROVE BY OWNERSHIP FOR HOLDING AREA

MEETING AJOURNED AT 4:31 PM. JULY 16 2005